

ZC-20-14 (101 & 103 Lockhart Street)

Hold a public hearing and consider a request by Andrew Nance, on behalf of Ryan Bragg, for a Zoning Change from Duplex (D) to Neighborhood Density – 3 (ND-3), for approximately 0.2938 acres consisting of lot 46 of the A.M. Ramsay Subdivision, located at 101 & 103 Lockhart Street. (T. Carpenter)

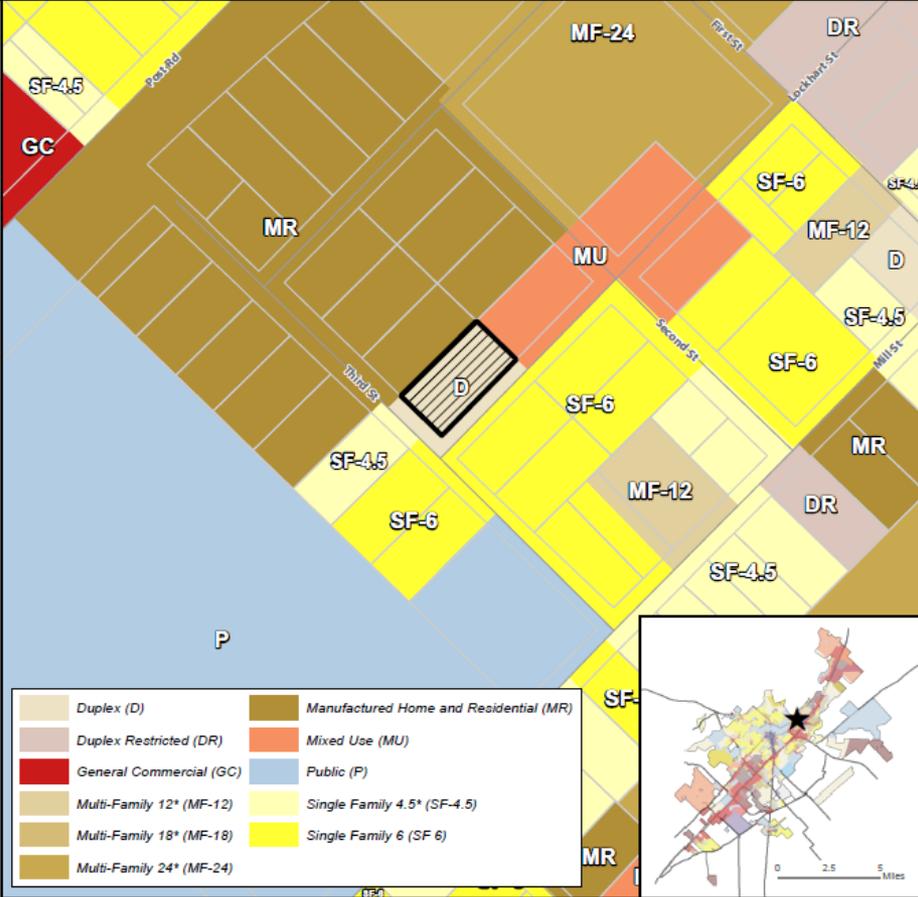
Location:

- Approximately 0.2938 acres
- **Current Configuration:**
One duplex lot.
- Surrounding uses include:
 - Single Family Residential
 - Multifamily
 - Duplexes
 - Mobile Homes
- Located within the Millview West Neighborhood



<ul style="list-style-type: none"> ★ Site Location ▭ Subject Property ▭ Parcel ▭ City Limit 	
<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.</p>	
<p>Map Date: 7/9/2020</p>	

ZC-20-14 Existing Zoning Lockhart Street ND-3 Zoning — 101 & 103 Lockhart Street



★ Site Location

▨ Subject Property

▭ Parcels

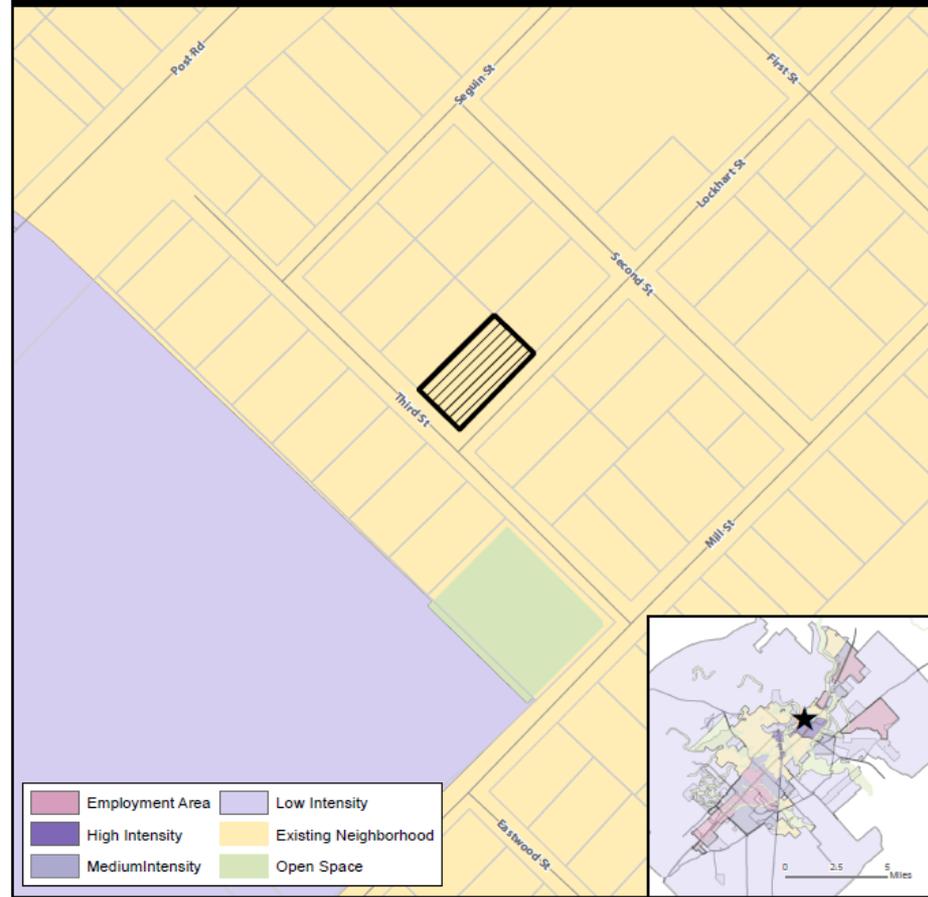
▭ City Limit

0 100 200 400 Feet

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Map Date: 7/9/2020

ZC-20-14 Preferred Scenario Lockhart Street ND-3 Zoning — 101 & 103 Lockhart Street



★ Site Location

▨ Subject Property

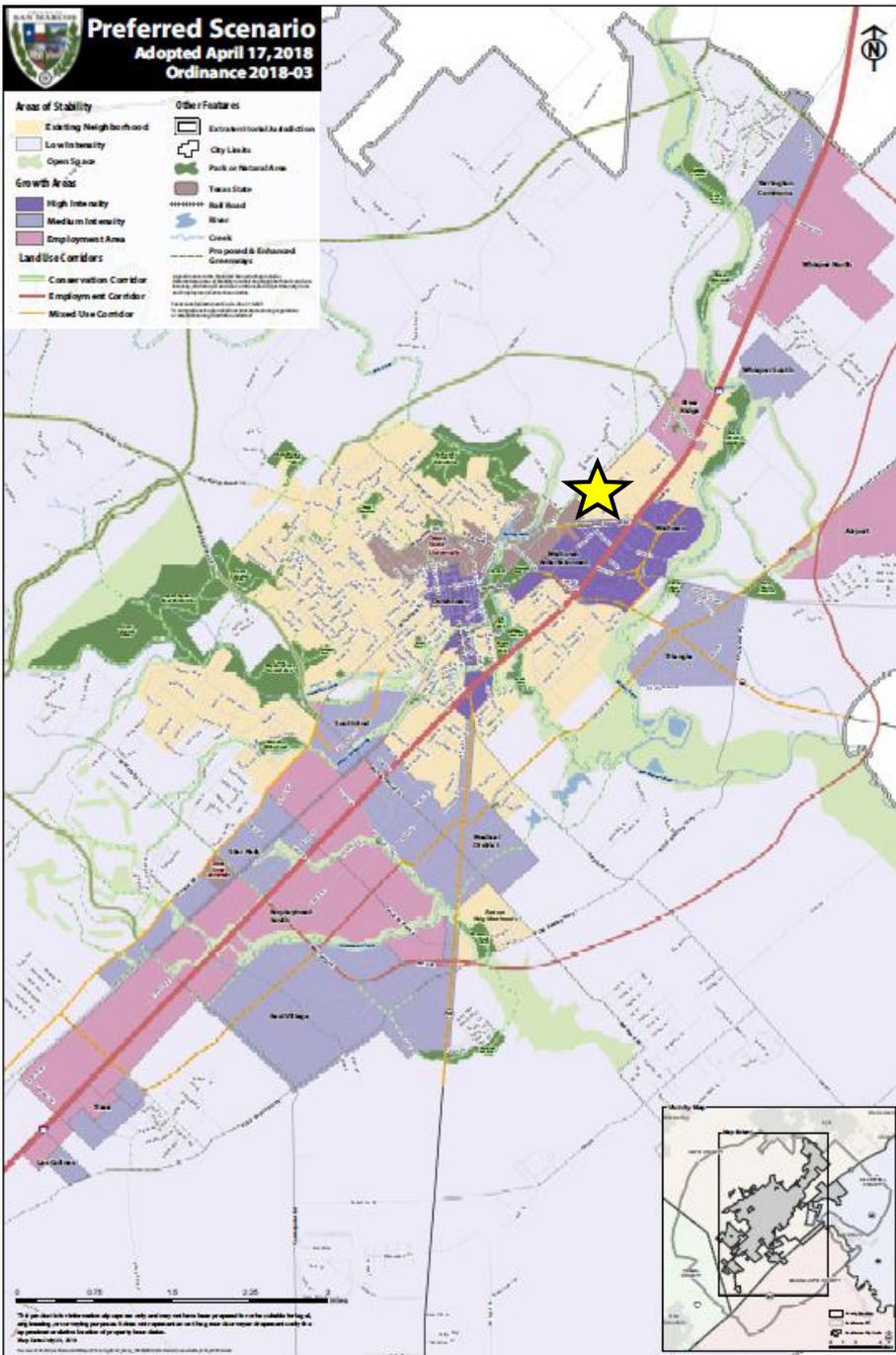
▭ Parcels

▭ City Limit

0 100 200 400 Feet

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Map Date: 7/9/2020



Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Located in an Existing Neighborhood

“Established, primarily residential areas intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character.” (4.1.1.6)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting a “Neighborhood Density District” (ND-3) within an Existing Neighborhood. The Code directs us to Section 4.1.2.4 – 4.1.2.5

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

Comprehensive Plan Analysis

Step 3: What is the designated Neighborhood Density Category?

Duplex (D) is consistent with a “**Low Density**” Neighborhood Density Category

TABLE 4.4 NEIGHBORHOOD DENSITY CATEGORIES

NEIGHBORHOOD DENSITY CATEGORIES	NEIGHBORHOOD DENSITY DISTRICTS	CONVENTIONAL, SPECIAL, AND LEGACY DISTRICTS
Low Density	ND3	FD, AR, SF-R, MR, SF-6, SF4.5, DR, D, FH-ZL, P
Medium Density	ND3.5	TH, MF-12, P
High Density	ND4	MU, MF-18, MF-24, P
Commercial / Mixed Use	N-MS	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P

Step 4: Which Neighborhood Zoning District is appropriate in this category?

ND-3 Zoning is “**Considered**”

TABLE 4.5 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE

	NEIGHBORHOOD DENSITY CATEGORIES			
	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	COMMERCIAL/ MIXED USE
ND-3	C	C	NP	NP*
ND-3.5	NP*	C	C	NP*
ND-4	NP*	NP	C	NP
N-MS	NP*	NP*	C	C

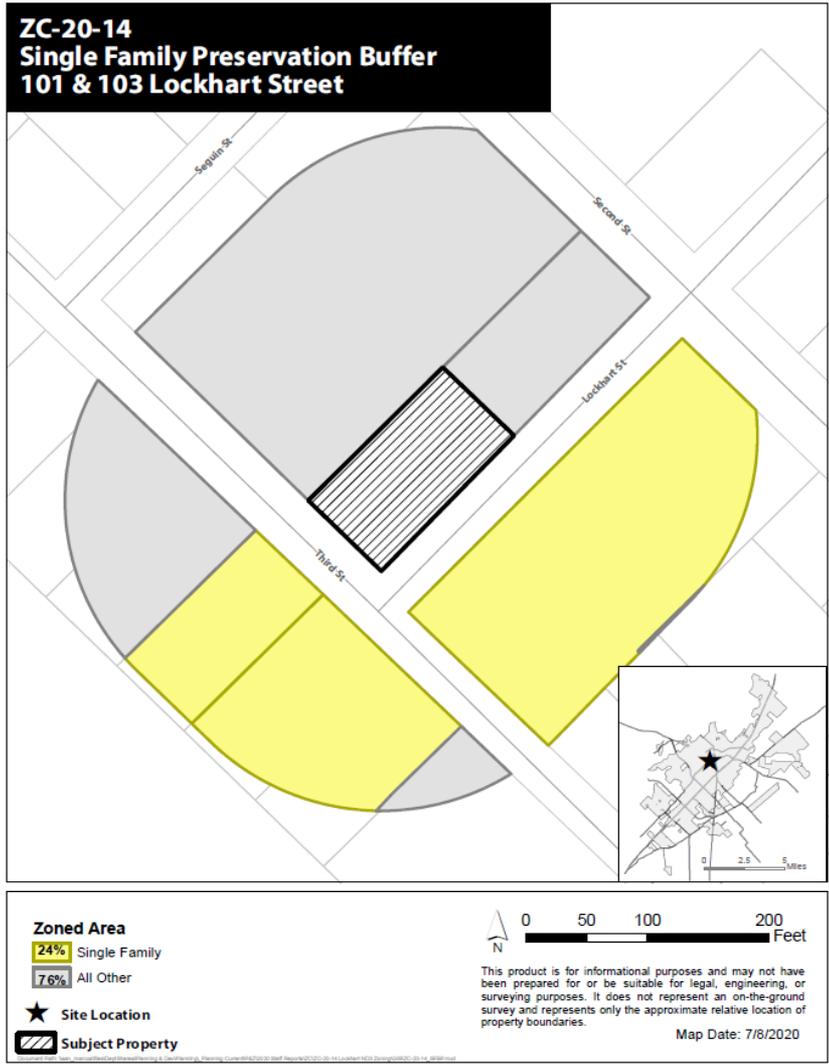
LEGEND:

C = Consider

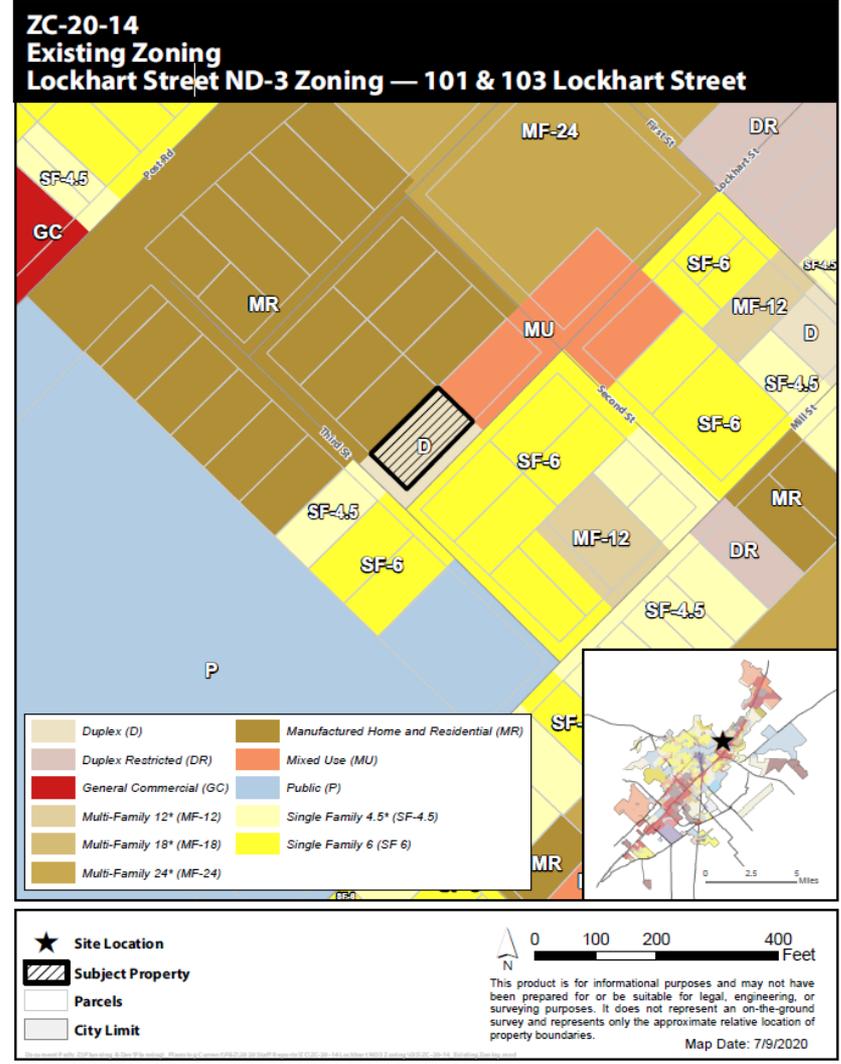
NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.



Single-Family Preservation Buffer



Zoning Map

ND-3 Zoning Analysis:

- The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodated affordable alternatives for home ownership. ND-3 Should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.
- **Allowable Building Types:** House, Cottage, Accessory Dwelling Unit, Zero Lot Line House, and Civic Building.
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options.**
- The property is vacant.



GENERAL DESCRIPTION

The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership. ND-3 should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

DENSITY

Units Per Gross Acre	10 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

Block Perimeter	2,800 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Zero Lot Line House	Section 4.4.6.6
Civic	Section 4.4.6.15

Existing Neighborhood Regulating Plan

PROPERTY: 101 & 103 LOCKHART STREET EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND



EXISTING STREETSCAPES



EXISTING STREETS AND STREETSCAPES	
	THIRD STREET & LOCKHART STREET
	Neighborhood Street Existing ROW: 50'
Street Type	

EXISTING ZONING AND BUILDING TYPES



PROPERTY: 101 & 103 LOCKHART STREET EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2019-####

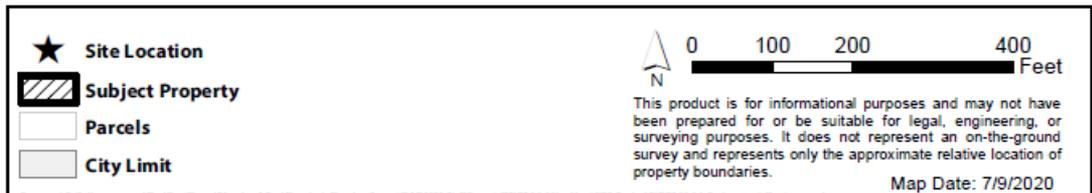
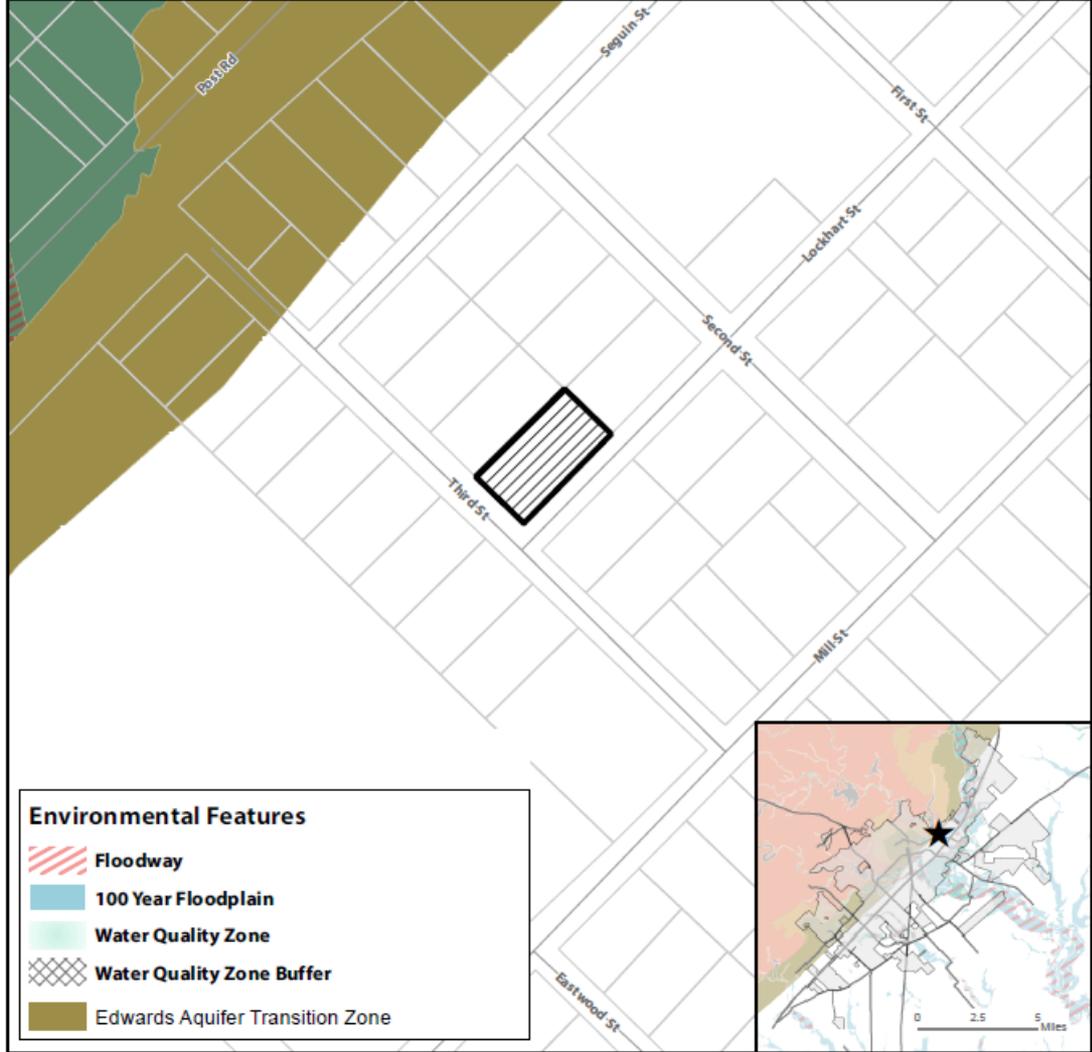
PROPOSED ZONING REGULATIONS	
Lots	3
Zoning District	Neighborhood Density - 3 (ND-3)
Building Type	Zero Lot Line House
Max. Units	1 per lot
Required Streetscape	
Street Type	Existing (no new streets required)
Transitional Protective Yard	N/A
Residential Infill Compatibility	N/A
Parking Location	Surface Parking: Second or Third Layer
Parkland	Development Fee & Fee in Lieu

PROPOSED ZONING



Environmental Analysis

ZC-20-14 Environmental Features Lockhart Street ND-3 Zoning — 101 & 103 Lockhart Street



Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “D” Duplex to “ND-3” Neighborhood Density – 3.

Zoning District Comparison Chart

Topic	Existing Zoning: Duplex (D)	Proposed Zoning: Neighborhood Density-3 (ND-3)
Zoning Description	The D Duplex Residential District is intended for development of single-family residences and associated uses as well as for development on larger parcels of land of low density two-family duplex units. The D Duplex Residential District is intended to replace existing DP zoned areas. D zoning is not to be applied to properties for new duplex development.	The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodated affordable alternatives for home ownership. ND-3 Should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.
Uses	Duplex & single-family detached. (See Land Use Matrix)	Residential (See Land Use Matrix)
Parking Location	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	2 spaces per single-family dwelling unit.	2 spaces per single-family dwelling unit, 1 space for ADU
Max Residential Units / acre	6 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	Do not apply	Apply
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	Based on Zoning District	15' front Setback, 0' side setback, 15' rear set back.
Impervious Cover (max)	75%	60%
Lot Sizes	Minimum 90' wide 11,000 square feet.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.
Blocks	3,000 ft. Block Perimeter max.	3,000 ft. Block Perimeter max.